



Sold



## 7 Brookview Court, Queenwood

In a coveted Queenwood locale with unimpeded views of leafy trees in their autumnal glory, this well-proportioned five bedroom residence surprises with space, function, outlook and privacy. Tucked off a lane in a no exit court, the elevated dwelling is crafted for relaxed family living and entertaining. It exudes a strong sense of integrity and is a home you will continue to enjoy as the children grow. Communal zones and bedrooms ease onto a sheltered full length veranda that wraps around to an alfresco. The setting sun adds scenic splendour to your late afternoon barbecues. Warm convivial interiors are designed to absorb the demands of a large family. Kitchen and dining are open plan on an easy-care tiled floor, and the big lounge combines two sitting areas in a social setting. Bedrooms are hearty doubles with generous wardrobe space. Each has a ceiling fan to promote good air circulation. There is a guest powder room, a toilet in the main bathroom, and a separate laundry. Bathrooms and ensuite have been upgraded, and the carpet renewed. Downstairs features a rumpus room and conservatory, or office, plus a triple car garage with a workshop area. Heat pumps, gas hot water and gas cooking aid functionality. With a reserve on the rear boundary, kids can slip through the gate and enjoy a large play area. Parents are able to keep an eye out from the top deck. A destination playground, golf and gully walks are close by in Tauhara Park. Chartwell precinct and Hukanui School are walking distance, and Wairere Expressway is moments away. The central location makes for an awesome lifestyle, full of convenience.



Land area	774 m <sup>2</sup>
Floor size	280 m <sup>2</sup>
Rateable value	\$770,000
Rates	\$3,598.09



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